



RIBBLE VALLEY  
BOROUGH COUNCIL

30 MAY 2012
FOR THE ATTENTION OF

For office use only	
Application No.	320120520P
Date received	
Fee paid £	
Receipt No:	

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

## Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on the application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

Title:	MR	First name:	ANTHONY		
Last name:	NOBLE				
Company (optional):					
Unit:		House number:	89	House suffix:	
House name:					
Address 1:	REGENT STREET				
Address 2:	OFF THE "SQUARE" WADDINGTON				
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Country:	ENGLAND				
Postcode:	BB7 3JA				

### 2. Agent Name and Address

Title:	MR	First name:	DAVID		
Last name:	NEWTON				
Company (optional):	J W NEWTON ARIBA CHART ARCHT				
Unit:		House number:		House suffix:	
House name:	WEST END LODGE				
Address 1:	EDISFORD ROAD				
Address 2:	WADDINGTON				
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Country:	ENGLAND				
Postcode:	BB7 3HU				

### 3. Description of Proposed Works

Please describe the proposed works:

DINING EXTENSION TO EX. KITCHEN  
UTILITY "

### 3. Description of Proposed Works (continued)

Has the work already started?  Yes  No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission date)

Has the work already been completed?  Yes  No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission date)

### 4. Site Address Details

Please provide the full postal address of the application site

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?  Yes  No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):   
(must be pre-application submission date)

Details of the pre-application advice received:

*NB. FEB 2012 ENQUIRY RELATES TO THE THEN PROPOSED LARGER EXTENSION  
- SCALE/ MMS ARE ACCEPTABLE  
- UTILITY ROOF PROPOSAL AMENDED ON THIS CURRENT FULL TP APPN.*

### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?  Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

### 8. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

If Yes, please describe:

### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

**J. Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed <b>320120520</b>	Not applicable	Don't Know	Drawing references if applicable
Walls	RENDERED	RENDERED	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	WELSH SLATE	WELSH SLATE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER - PAINTED	DITTO	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	DITTO	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PROPOSED SCHEME 2012/4A  
N/A STATEMENT ATTACHED

**11. Certificates**

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*[Signature]*

29/5/2012

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):




**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):



Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**11. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

**AGRICULTURAL HOLDINGS CERTIFICATE**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

*J.W. Newton*

Date (DD/MM/YYYY):

15.5.2012

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

- 3 copies of a completed and dated application form:
- 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- 3 copies of other plans and drawings or information necessary to describe the subject of the application:
- 3 copies of a design and access statement where proposed works fall within one of the following designated areas: 
  - National Park
  - Site of special scientific interest
  - Conservation area
  - Area of outstanding natural beauty
  - World Heritage Site
  - The Broads
- The correct fee:
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

**13. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

*J.W. Newton*

Date (DD/MM/YYYY):

29.5.2012

(date cannot be pre-application)

**14. Applicant Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**15. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**16. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:





**Chartered Architect** Dip. Arch. Manc., ARIBA.  
Listed Building & Conservation Consultant

**West End Lodge,  
Edisford Road,  
Waddington,  
Clitheroe,  
Lancashire BB7 3HU  
Telephone 01200 444009**

**DESIGN & ACCESS STATEMENT - 89 REGENT STREET, WADDINGTON  
PROPOSED DINING AND UTILITY EXTENSIONS**

**Design:** The application property is a terraced cottage on a cul de sac leading off the Square, Waddington, and is probably dating from the early 1800's. A kitchen extension was added in the late 1990's.

The proposal is to add a small dining area extension to the kitchen, this having a hipped roof similar to the existing and at the same height. Walls are to be rendered to match existing, the end wall being in line with the present stone retaining wall. The area between the present kitchen and the neighbour's property (The old Meeting House) is to form a utility with low single pitch roof covered with lead or titanium zinc.

**Use:** Dining extension to existing kitchen and utility room.

**Amount:** The kitchen extends circa 1535mm and of same width ie 3775mm with height as existing ie 3770mm.

**Landscaping:** not applicable.

**Access:** Existing vehicle and pedestrian access not affected.

D.W.Newton ARIBA - May 2012

320120520P

08 JUN 2012	
FOR THE ATTENTION OF	



**Chartered Architect** Dip. Arch. Manc., ARIBA.  
Listed Building & Conservation Consultant

**West End Lodge,  
Edisford Road,  
Waddington,  
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Listed Building & Conservation Consultant

**West End Lodge,  
Edisford Road,  
Waddington,  
Clitheroe,  
Lancashire BB7 3HU  
Telephone 01200 444009**

**89 Regent Street, Waddington - Proposed Dining & Utility Extensions**

**HERITAGE STATEMENT**

**DESCRIPTION OF PROPERTY:** The property is a mid terraced cottage dating from early to mid 19c and located on a cul de sac. The cottage was until 2003 next to the end of Regent Street, the last building being a derelict garage which was demolished later in the late 1990's when a new two storey cottage was erected. There are no special features in the building fabric.

**PLANNING HISTORY:** Building Regulation approval was granted in October 2003 to convert the roofspace into a bedroom, planning approval not being required as the alterations were all internal, and the property is not listed. A single storey kitchen extension was added later - self not involved - the roof of hipped construction with welsh slates and roughcast walls. Planning approval was applied for in August 2010 ref; 3/0554 for a bedroom extension over the kitchen but was refused despite several Planning Officer requested revisions being made.

**PROPOSED APPLICATION:** There is to be a very small dining extension to the present kitchen measuring 3755 (ex, kitchen width) x 1535mm to provide much needed dining area and being so small, quite insignificant, and also a small utility extension located in the 'ginnel' between applicant's and neighbours kitchens. The utility is to have a very low pitched roof covered in either lead or titanium zinc.

**EFFECT OF PROPOSAL:** It is considered that the very small kitchen extension and the utility extension, the latter having an almost flat roof to reduce the impact, will not have any effect on the property nor to the Conservation Area.

D.W.Newton ARIBA

320120520P

8 June 2012

08 JUN 2012	
FOR THE ATTENTION OF	